

UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: James David Barnhart  
Donna Jean Barnhart  
Debtor(s)

Wilmington Savings Fund Society, FSB, d/b/a  
Christiana Trust, not individually but as trustee for  
Pretium Mortgage Acquisition Trust,

Movant

v.

James David Barnhart  
Donna Jean Barnhart

Respondent(s)

and

Tamara Ochs Rothschild, Trustee

Additional Respondent

BK. NO. 14-11320 TPA

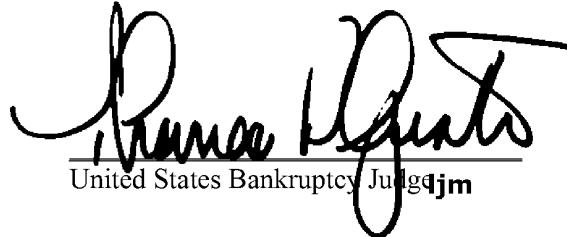
CHAPTER 7

Rel to Doc No. 115

**ORDER MODIFYING SECTION 362 AUTOMATIC STAY**

AND NOW, this 10th day of October , 2019, upon Motion of Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust, it is

**ORDERED THAT:** The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is granted and modified with respect to the subject premises located at 424 Clinton Court, Meadville, PA 16335 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

  
United States Bankruptcy Judge **jm**

James David Barnhart  
424 Clinton Court  
Meadville, PA 16335

Donna Jean Barnhart  
424 Clinton Court  
Meadville, PA 16335

Daniel P. Foster Esquire  
Foster Law Offices  
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Meadville, PA 16335  
[dan@mrdetbuster.com](mailto:dan@mrdetbuster.com)

Tamara Ochs Rothschild  
318 W. Spring Street  
Titusville, PA 16354  
[trothschild@gmx.com](mailto:trothschild@gmx.com)

KML Law Group, P.C.  
701 Market Street, Suite 5000  
Philadelphia, PA 19106

In re:  
James David Barnhart  
Donna Jean Barnhart  
Debtors

Case No. 14-11320-TPA  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0315-1

User: agro  
Form ID: pdf900

Page 1 of 1  
Total Noticed: 2

Date Rcvd: Oct 10, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 12, 2019.

db/jdb +James David Barnhart, Donna Jean Barnhart, 1024 South Morgan Street,  
Meadville, PA 16335-2724  
+KML Law Group, P.C., 701 Market Street, Suite 5000, Philadelphia, PA 19106-1541

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 12, 2019

Signature: /s/Joseph Speetjens

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## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 10, 2019 at the address(es) listed below:

Daniel P. Foster on behalf of Joint Debtor Donna Jean Barnhart dan@mrdebtcbuster.com, clarissa@mrdebtcbuster.com;fosterlaw@ecf.inforuptcy.com;anne@ecf.inforuptcy.com  
Daniel P. Foster on behalf of Debtor James David Barnhart dan@mrdebtcbuster.com, clarissa@mrdebtcbuster.com;fosterlaw@ecf.inforuptcy.com;anne@ecf.inforuptcy.com  
James Warmbrodt on behalf of Creditor Wilmington Savings Fund Society, FSB, et al bkgroup@kmlawgroup.com  
James Warmbrodt on behalf of Creditor Selene Finance LP bkgroup@kmlawgroup.com  
James A. Prostko on behalf of Creditor Wells Fargo Bank, N.A. pawb@fedphe.com  
Matthew Gregory Brushwood on behalf of Creditor WELLS FARGO BANK, N.A. pawb@fedphe.com  
Office of the United States Trustee ustpregion03.pi.ecf@usdoj.gov  
Paul William Cressman on behalf of Creditor Wells Fargo Bank, N.A. pawb@fedphe.com  
Tamera Ochs Rothschild trothschild@gmx.com, pa70@ecfcbis.com  
Tamera Ochs Rothschild on behalf of Trustee Tamera Ochs Rothschild trothschild@gmx.com, pa70@ecfcbis.com  
TOTAL: 10